



## 4 Naseby Rise, Queensbury, Bradford, BD13 1QP

£285,000

- DETACHED BUNGALOW
- TWO BATHROOMS
- IDEAL FOR A NUMBER OF BUYERS
- RECENTLY UNDERGONE MAJOR RENOVATIONS
- THREE DOUBLE BEDROOMS
- SUBSTANTIAL ENCLOSED GARDEN TO REAR
- IMMACULATE FINISH THROUGHOUT
- OFF-STREET PARKING & GARAGE



# 4 Naseby Rise, Bradford BD13 1QP

AN IMMACULATE, THREE DOUBLE BEDROOM DETACHED BUNGALOW WITH A STYLISH AND MODERN FINISH THROUGHOUT!



Council Tax Band: D



## Property Description

\*\*\*THREE BEDROOM DETACHED TRUE BUNGALOW\*\*\* Brought to the market on the outskirts of Queensbury Village is this IMMACULATE, THREE DOUBLE BEDROOM DETACHED BUNGALOW, recently having undergone MAJOR RENOVATIONS, finished off with a MODERN & STYLISH feel. The property sits on a GENEROUS PLOT offering a SUBSTANTIAL GARDEN TO REAR, OFF-STREET PARKING, a garage, and mature gardens to front. Internally, the bungalow briefly comprises an entrance hall with space and plumbing for a washing machine and tumble dryer and a shower room, an OPEN PLAN LIVING/DINING/KITCHEN with a MODERN KITCHEN FITTED & ISLAND incorporated, an inner hall with loft access, THREE DOUBLE BEDROOMS, and a family bathroom. We feel the property is ideal for a NUMBER OF BUYERS, with LEVEL ACCESS to the rear, A CONTEMPORARY FINISH and IDEALLY LOCATED, the house would be ideal for YOUNG PROFESSIONALS, FAMILIES & DOWNSIZERS alike. Early internal inspections are heavily recommended!

## Accommodation

### Entrance Hall

With space and plumbing for a washing machine and tumble dryer, ideal for storing coats and shoes, access to the shower room and kitchen.

### Shower Room

A part tiled shower room to the front aspect with a shower cubicle, wash hand basin with vanity unit under, a w/c, and double glazed window to side.

### Open Plan Living/Dining/Kitchen

21' x 18'9"

An L-Shaped open plan living/kitchen with ample space for dining, creating the perfect place for family time, entertaining guests and cosy nights in. The kitchen is fitted with a contemporary Wren kitchen comprising a range of wall and base units with complimentary work surfaces over, an electric fan oven and microwave integrated, an electric hob with extractor fan over, an integral dishwasher a sink and drainer

with a double glazed window to front. The kitchen has the addition of an island with breakfast bar incorporated and further base units. The room has an open flow into the living space and ample space for a family dining table with access to the rear garden via double glazed patio doors and access into the inner hall.

### Inner Hall

With access to three bedrooms, family bathroom and loft hatch.

### Bedroom One

11'5" x 9'4"

A light and airy main double bedroom with a double glazed window to front, gas central heating radiator and a feature light up panelled wall.

### Bedroom Two

9'9" x 8'2"

A second double bedroom to the rear aspect with a gas central heating radiator and double glazed window to rear with an outlook of the rear garden.

### Bedroom Three

9'7" x 9'5"

A third double bedroom, currently used as a home office with a double glazed window to front and gas central heating radiator.

### Family Bathroom

A part tiled bathroom with a white three piece suite consisting of a bath with shower over, w/c, wash hand basin with the addition of a heated towel rail and frosted double glazed window to rear.

### External

The property has a mature garden to front with steps leading to the front door.

To the rear is a driveway and garage with up and over door, providing level access to the rear garden. The rear garden is landscaped with patio, turf and raised decking, offering plenty of space for kids to play out and entertaining guests with fenced borders.

### Agents Notes



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.











## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	